



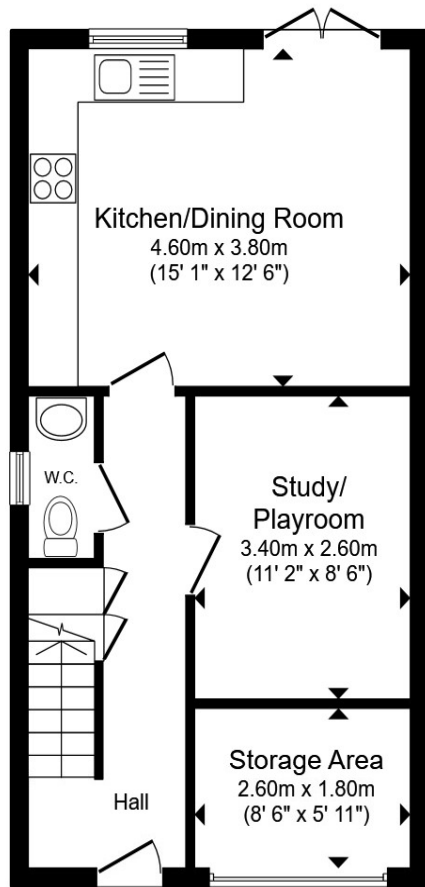
Plaxton Way, Ware SG12 7FB

welcome to

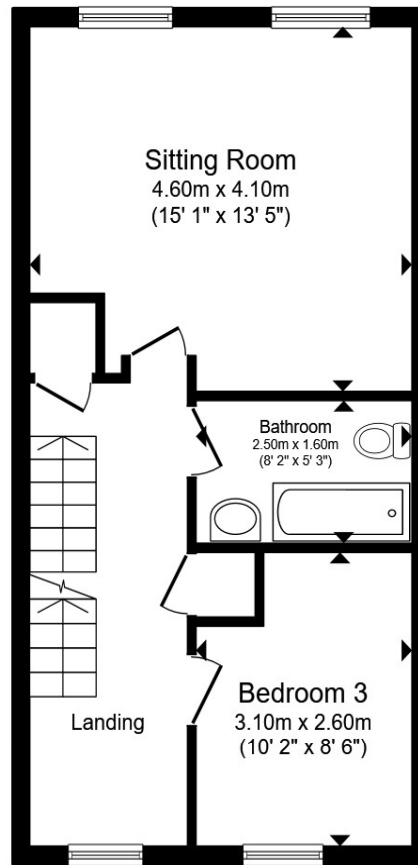
Plaxton Way, Ware

A beautifully presented four bedroom family home arranged over three floors, perfectly situated on the sought-after Plaxton Way. This delightful home offers spacious accommodation to include a ground floor cloakroom, study/playroom, kitchen/diner. attractive sitting room, two bathrooms and parking.

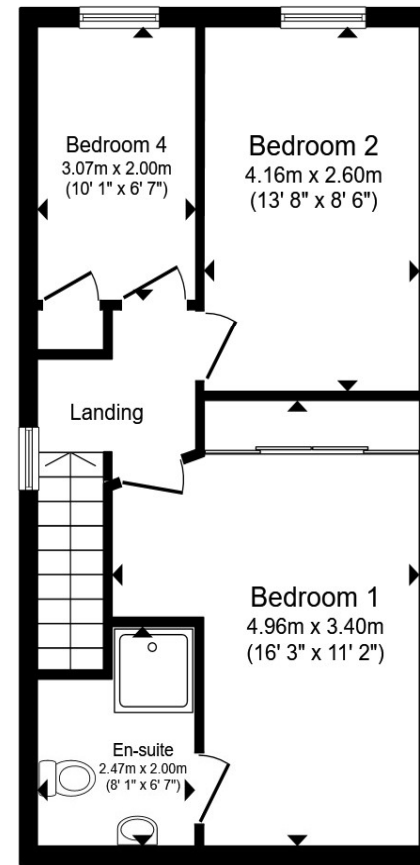




Ground Floor



First Floor



Second Floor

Total floor area 126.9 m² (1,366 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Entrance Hall

Study/Playroom

8' 6" max x 5' 11" max (2.59m max x 1.80m max)

Ground Floor Cloakroom

Kitchen/Dining Room

15' 1" max x 12' 6" max (4.60m max x 3.81m max)

First Floor Landing

Sitting Room

15' 1" max x 13' 5" max (4.60m max x 4.09m max)

Bathroom

Bedroom 3

10' 2" max x 8' 6" max (3.10m max x 2.59m max)

Second Floor Landing

Master Bedroom 1

16' 3" max x 11' 2" max (4.95m max x 3.40m max)

Ensuite Shower Room

Bedroom 2

13' 8" max x 8' 6" max (4.17m max x 2.59m max)

Bedroom 4

10' 1" max x 6' 7" max (3.07m max x 2.01m max)

welcome to

Plaxton Way, Ware

- SPACIOUS FOUR BEDROOM FAMILY HOME
ARRANGED OVER THREE FLOORS
- STUDY/PLAYROOM
- FITTED KITCHEN/DINING ROOM
- ATTRACTIVE SITTING ROOM
- TWO BATHROOMS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WRE107817



Property Ref:
WRE107817 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01920 465411



Ware@williamhbrown.co.uk



80 High Street, WARE, Hertfordshire, SG12 9AT



williamhbrown.co.uk